

April 7, 2003

To: Supervisor Yvonne Brathwaite Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

**INITIAL STUDY FOR THE CITY OF REDONDO BEACH CATALINA
REDEVELOPMENT PROJECT (FOURTH DISTRICT)**

Consistent with your Board's instruction of February 4, 1997 regarding the preparation of reports on proposed redevelopment projects by the County's cities, and pursuant to the Policies and Procedures governing the County's approach to city redevelopment activities adopted by your Board on October 8, 2002, we are advising your Board that the City of Redondo Beach has sent us the Initial Environmental Study for the Catalina Redevelopment Project.

On March 7, 2002, this office provided your Board with a summary of a Preliminary Report on Redondo Beach's Heart of the City Redevelopment Project. At that time, we identified a concern that a 10-acre area adjacent to the marina did not appear to be consistent with the blighting conditions required by Redevelopment Law. This concern was shared with the City. Subsequently, the Heart of the City Project was rescinded by the City after local residents qualified a referendum on the Project to be placed before the City's electorate. The current Catalina Project includes the same boundaries as the Heart of the City Project, except the 10-acre parcel adjacent to the marina has been removed.

The Initial Study includes the following information:

- The proposed project area is approximately 91 acres, and includes the obsolete electrical generation (AES) facility, and the commercial areas adjacent to Catalina Avenue.

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- According to the Agency, activities of the project may include:
 - Installation of new or improved utilities, curbs and gutters, sidewalks, street lighting, public landscaping, and other public improvements;
 - Rehabilitation of structures or development of vacant lands for uses in accordance with the Redevelopment Plan, which defers to the current General Plan for land use designations;
 - The upgrading of existing commercial areas in accordance with the City's General Plan; and
 - Environmental improvement projects including remediation of contaminated sites.

A project description and map provided by the Agency are attached. Further information will be available in the Agency's Preliminary Report. The Preliminary Report will include the Agency's analysis of blight, assessment of proposed financing, amount of tax increment anticipated from the proposed project, and a description of the redevelopment projects planned by the Agency. Upon receipt of this document from the Agency, we will send your Board another report, including a financial analysis and a determination of whether the proposed Project is generally consistent with Community Redevelopment Law.

If you have any questions regarding this information, please call me, or your staff may call Robert Moran of my office at (213) 974-1130.

DEJ:LS
MKZ:RM:nl

Attachment

c: Auditor-Controller
County Counsel



CITY OF REDONDO BEACH
INITIAL ENVIRONMENTAL STUDY NO. IES 03-05

1. **Project Title:** Catalina Redevelopment Project Area (RPA)
2. **Lead Agency Contact Information:** Redondo Beach Redevelopment Agency
 415 Diamond Street
 Redondo Beach, CA 90277
 Contact Person: Barry Kielsmeier, Harbor Properties Director
3. **Project Location:** Catalina RPA, Generally bounded by Pacific Coast Highway on the East, Herondo Street on the North, Beryl Street on the South, and Harbor Drive on the West, in the City of Redondo Beach, California (see Exhibit 1)
4. **Project Sponsor Contact Information:** Same as lead agency
5. **General Plan Designation:** Various as identified in the Harbor/Civic Center Specific Plan, adopted in 1992, including P Public, or Institutional, C-2 through C-5 and CC commercial districts, MU-4 mixed use, and I-2 industrial.
6. **Zoning:** Various, including HOCSP Catalina Corridor and HOCSP Waterfront, formerly CC-1 through CC-7, P-PRO, P-ROW, C-2A, C-3A, C-4B, C-5, C-5A, MU-2, and I-2A.
7. **Description of Project:** *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)*

The project consists of the creation of a Catalina Redevelopment Project Area (RPA) for a central portion of the City of Redondo Beach consistent with the existing General Plan and zoning for the proposed project area. The intent of the proposed project is the creation of a Redevelopment Project Area roughly bounded by Pacific Coast Highway (PCH) to the east, Herondo (City limit) to the North, Harbor Drive to the West, and Beryl Street to the south. The project area includes approximately 90.5 acres of private property, easements, streets, and other public rights-of-way.

The proposed project area includes areas of blight and stagnant development patterns. The Preliminary Report and Report to Council for the Catalina RPA discuss in detail the existing conditions of blight and the inability of private or existing public resources to

address these conditions. The conditions of physical blight include the obsolete electrical generation facilities of the AES facility, dilapidated and deteriorated conditions of buildings within the proposed RPA, odd-shaped and insufficiently sized commercial lots, insufficient parking, and incompatible uses. Economic blight includes depreciated or stagnant property values, contaminated properties, abnormally high vacancies and abnormally low lease rates, among others. The focus of the analysis in this Initial Study is physical changes anticipated as a result of implementation of the Catalina RPA.

Establishment of a redevelopment project area provides the Redondo Beach Redevelopment Agency with powers, duties, and obligations to implement the programs generally found in the Redevelopment Plan for the project area. These programs seek to eliminate blight, and encourage and facilitate the revitalization of the project area through:

- The installation of new or improved utilities, curbs and gutters, sidewalks, street lighting, public landscaping, and other public improvements, including beautification projects such as gateway entry features, utility under-grounding, and public art programs.
- Construction and improvement of recreational facilities, community facilities, parking facilities, and other public facilities.
- Rehabilitation of structures or development of vacant lands for uses in accordance with the Redevelopment plan, which defers to the current General Plan for land use designations.
- The upgrading of existing commercial areas in accordance with the City's General Plan.
- Water quality improvement projects, storm-water drainage and storage projects, and environmentally sensitive flood control projects.
- Assistance with upgrading public safety and law enforcement, educational, and utility infrastructure facilities.
- Environmental improvement projects including remediation of contaminated sites.

Adoption of the plan establishes:

- The Redevelopment Project Area (to be known as the Catalina RPA)
- A bonded indebtedness amount limit for the Project Area.
- Adopt the projects and activities proposed by the Agency.
- Time limits for the implementation of the Project Area, including incurring and repaying indebtedness and the effective life of the Redevelopment Plan.

The intent of the Redevelopment Plan is to provide the Agency with the necessary legal and financial resources to alleviate blighting conditions and promote economic development in the RPA more effectively than could be achieved without the proposed Redevelopment Plan.

The Redevelopment Project Area was established to encompass areas of blight. Properties in these areas need structural or physical improvement to eliminate obsolete, deteriorated or dilapidated structures. Incompatible uses have hindered growth and private investment that has occurred in areas immediately adjacent to the Project Area and throughout Redondo Beach, and neighboring communities.

Creation of this redevelopment project area was originally a component of the City's Heart of the City Specific Plan project. It is no longer a part of that project, which was rescinded. It is a separate project that is tied to the General Plan land use designations adopted in 1992 as part of a comprehensive General Plan update project. That effort included the concurrent adoption of the Harbor/Civic Center Specific Plan. The Harbor/Civic Center Specific Plan completely encompasses the proposed Redevelopment Project Area, and is the primary land use regulatory document for the proposed RPA. The Catalina RPA as proposed defers to the current land use designations of the City's General Plan. Any future changes to those designations will be incorporated into the RPA by reference.

This Initial Study evaluates the environmental analysis conducted for the General Plan and Harbor/Civic Center Specific Plan, the current land use planning documents adopted in 1992, to determine if that previous environmental analysis sufficiently analyzes the anticipated environmental impacts of implementing the proposed Catalina RPA which is consistent with the Harbor/Civic Center Specific Plan.

8. Project Site Land Uses and Setting: *(Briefly describe the project site's existing condition.)*

The proposed Redevelopment Project Area includes the AES power plant, commercial and vacant sites along Catalina Avenue, Pacific Coast Highway, and Harbor Drive. Residentially developed or zoned properties were specifically excluded from the Catalina Redevelopment Project Area.

9. Surrounding Land Uses and Setting: *(Briefly describe the project's surroundings.)*

The Catalina RPA is surrounded by adjacent urban areas including the City of Hermosa Beach to the North, and neighborhoods of Redondo Beach to the east, and the Redondo Beach Harbor complex and Pier to the south and west.

10. Other agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)

- City of Redondo Beach
- California State Board of Equalization

**"Catalina" Redevelopment Project Area
Redondo Beach, California**

